

Kathy Cook, Director
Jennifer Sutton, Special Project Planner
CITY OF BAINBRIDGE ISLAND
Planning & Community Development
280 Madison Avenue North
Bainbridge Island, Washington 98110-1812

SUBJECT: Transmittal of Andy Cainion's 2015 Site Specific Comprehensive Plan
Amendment Application
Bainbridge Island

Kathy / Jennifer,

JUN 25 2015

Please find enclosed with this letter the following:

Dept. of Planning &
Community Development

- A. 1 Original Signature Copy of Cainion's Site Specific Comprehensive Plan Amendment Application
- B. 2 Copies of the Site Specific Comprehensive Plan Amendment Application
- C. 1 Original Signature Copy of the SEPA Checklist for the Cainion Site Specific Comprehensive Plan Amendment Application with the "Non-project" questions Answered
- D. 2 Copies of the SEPA Checklist for the Cainion Site Specific Comprehensive Plan Amendment

Transmitted this day of June 23, 2015 via Certified Mail with return receipt requested.
Also transmitted on this same day one e-mailed PDF copy of the above application material.



William M. Palmer
W.M. PALMER CONSULTANTS

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
 FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
 PENCIL WILL NOT BE ACCEPTED.



<p style="text-align: center;">DATE STAMP FOR CITY USE ONLY</p> <p style="text-align: center;">Bainbridge Island</p> <p style="text-align: center;">JUN 25 2015</p> <p style="text-align: center;">Dept. of Planning & Community Development</p>	<p style="text-align: center;"><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME: CAINION – ISLAND CENTER CPA</p> <p>TAX ASSESSOR'S NUMBER: <u>21250-2-3-011-2001</u></p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: NONE ASSIGNED</p> <hr/> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER: _____</p> <p>PROJECT NUMBER: _____</p> <p>DATE RECEIVED: _____</p> <p>APPLICATION FEE: _____</p> <p>TREASURER'S RECEIPT NUMBER: _____</p>
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SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and two copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>two copies</i> (if an original is not applicable, <i>three copies</i> must be provided).
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. NOTE: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
 PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov
www.bainbridgewa.gov

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
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A. GENERAL INFORMATION

1. Name of property owner: ANDREW CAINION
Address: 10506 – 122ND Avenue, Vancouver, Washington 98682
Phone: [971]-222-8683 Fax: _____
E-mail: andycainion@aol.com
Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

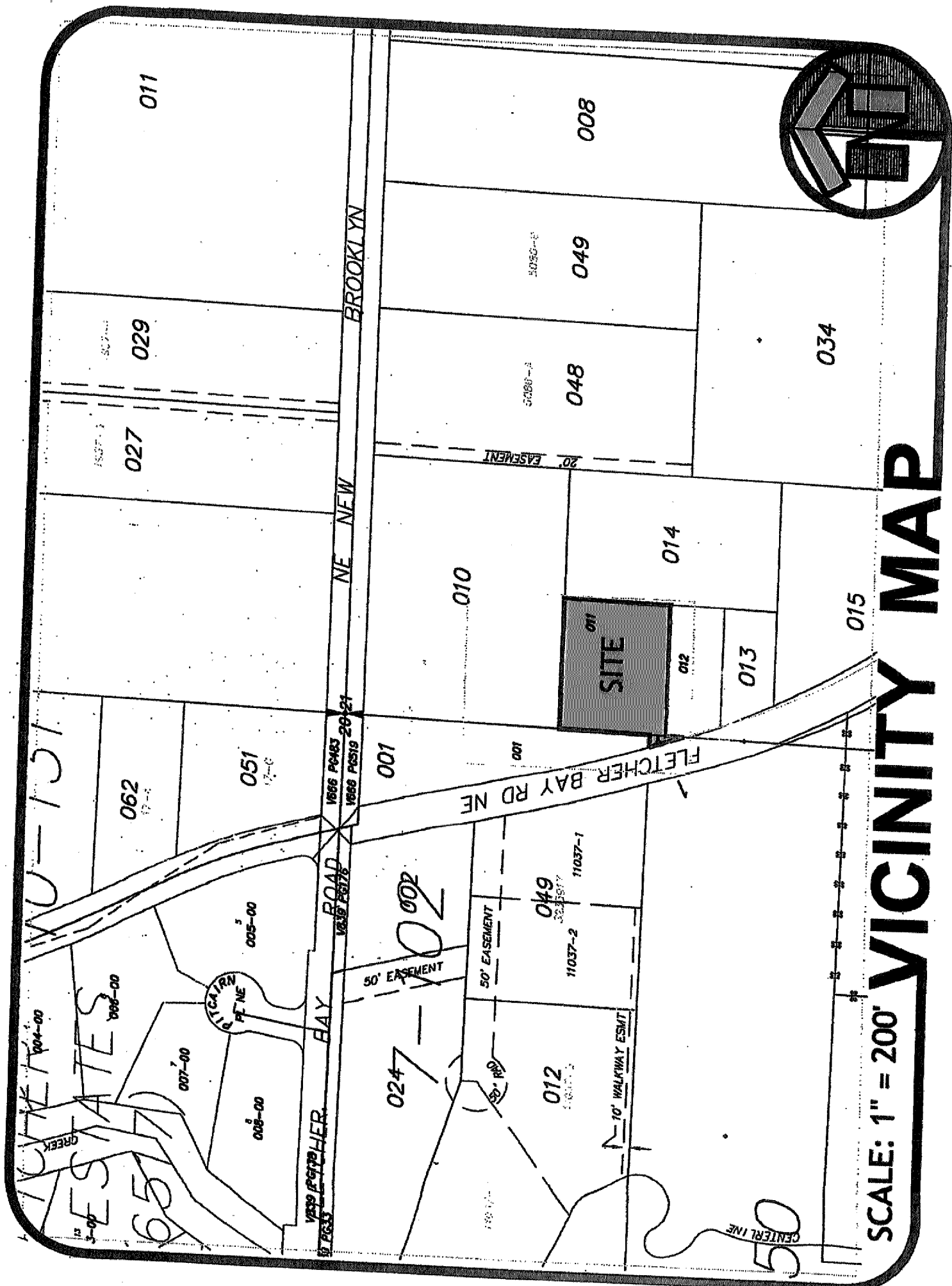
If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Authorized Agent/Project Contact: William Palmer, W.M. PALMER CONSULTANTS
Address: P.O. Box 6, Port Orchard, Washington 98366
Phone: [360] 621-7237 Fax: [253] 858-3644
E-mail: wpconslts@telebyte.net

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO
4. Does the request relate to a specific area of the island? ☐ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)
The subject property can be found in the Island Center area of Bainbridge Island. (SEE ATTACHED VICINITY MAP)

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
☐ YES ☐ NO If so, please describe: The subject property is presently shown on the Comprehensive Plan Map as OSR – 0.4 Units Per Acre. The proposal is to have the subject property reclassified as Neighborhood Service Center.

6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?
☐ YES ☐ NO



VICINITY MAP

SCALE: 1" = 200'

3-010

4-001

SITE

3-011

0.88 AC.

3-014

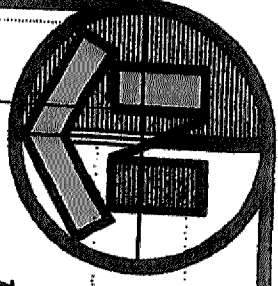
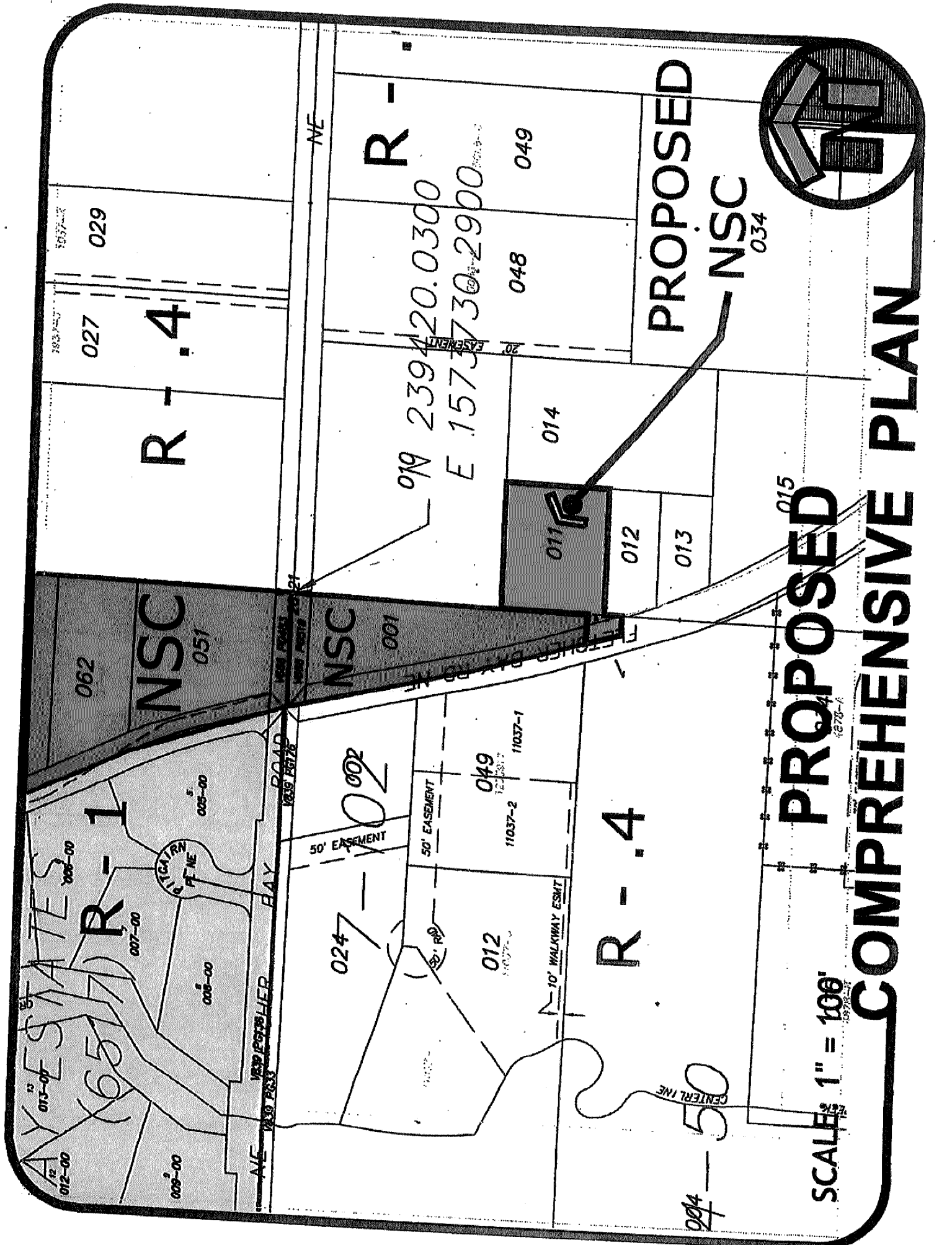
3-012

3-013

Image Landsat

NOT TO SCALE **AERIAL VIEW**





PROPOSED

COMPREHENSIVE PLAN

SCALE: 1" = 100'

PROPOSED
NSC
034

R - .4

R -

R - .4

NSC
051

R - 1

NSC
001

0247-1002

049
11037-2
11037-1

012

014

011

012

013

015

027

029

048

049

019 239420.0300
E 1573730.2900

004-50
CENTER LINE

EASEMENT

50' EASEMENT

50' EASEMENT

10' WALKWAY ESMT

NE

NE 183rd St
NE 184th St

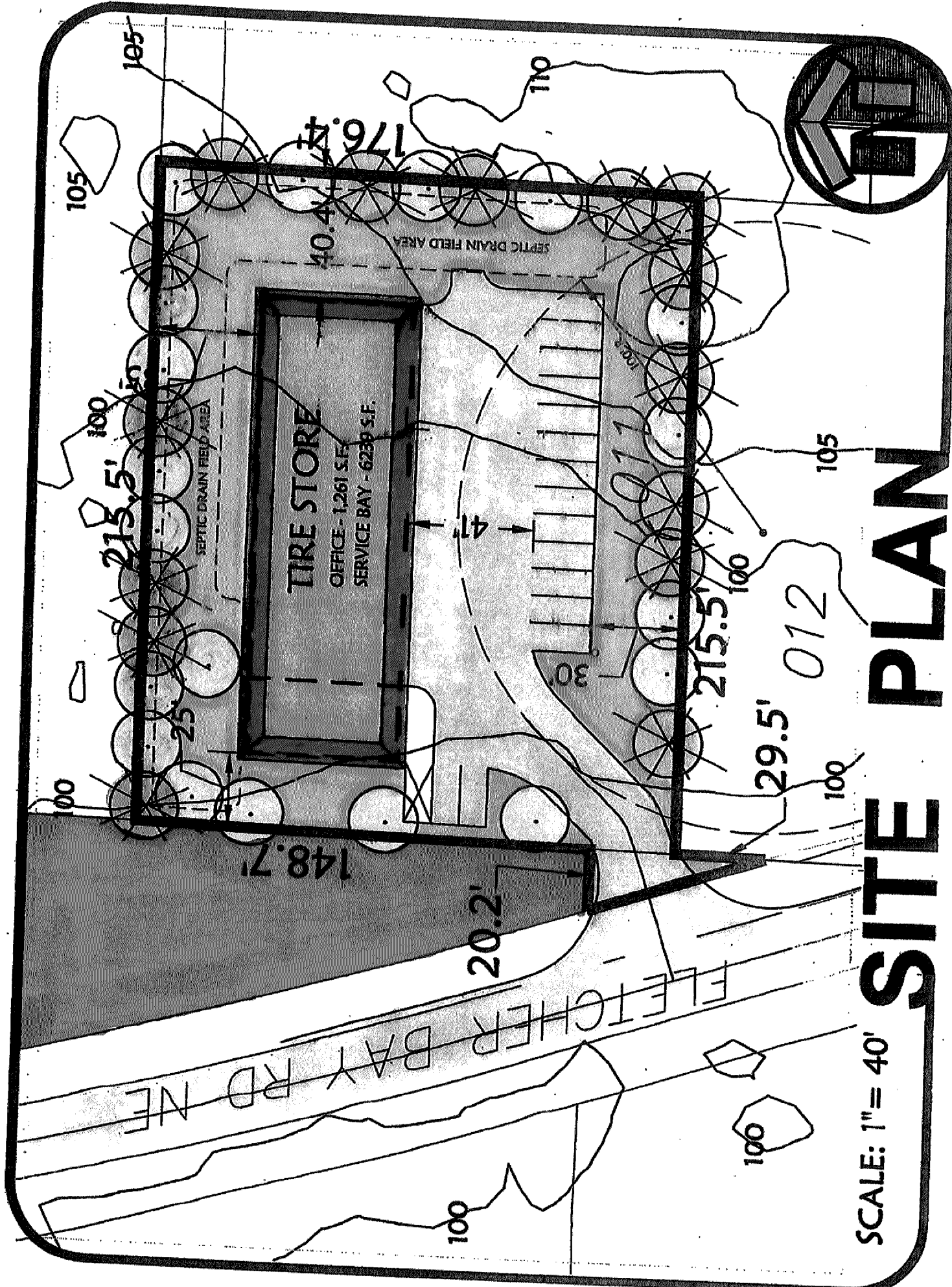
NE 183rd St
NE 184th St

NE 183rd St
NE 184th St

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NE 184th St

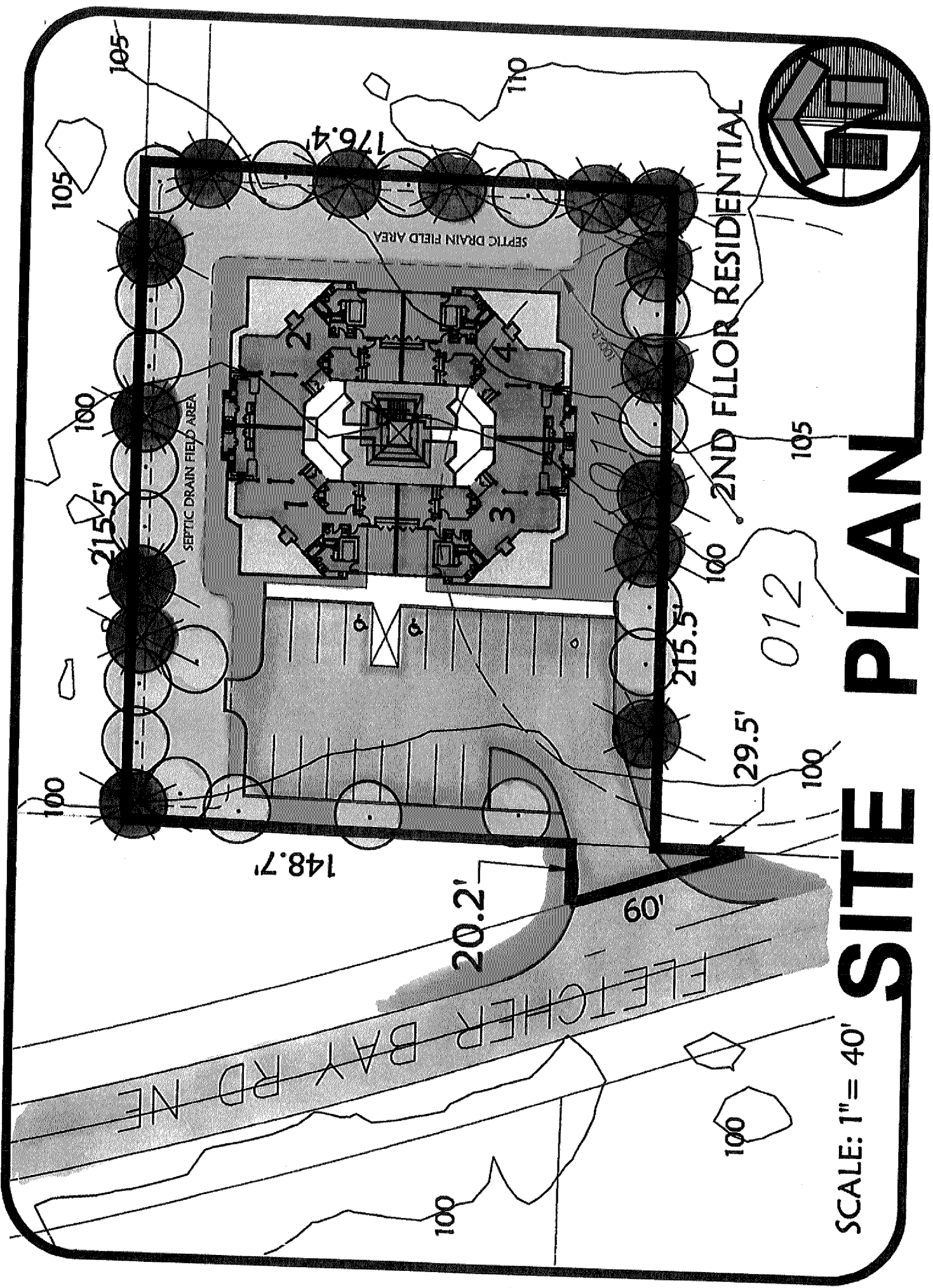
NE 183rd St
NE 184th St

NE 183rd St
NE 184th St



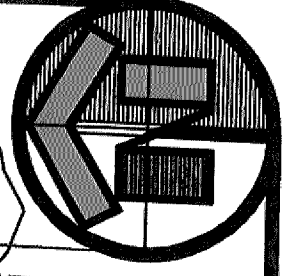
SITE PLAN

SCALE: 1" = 40'



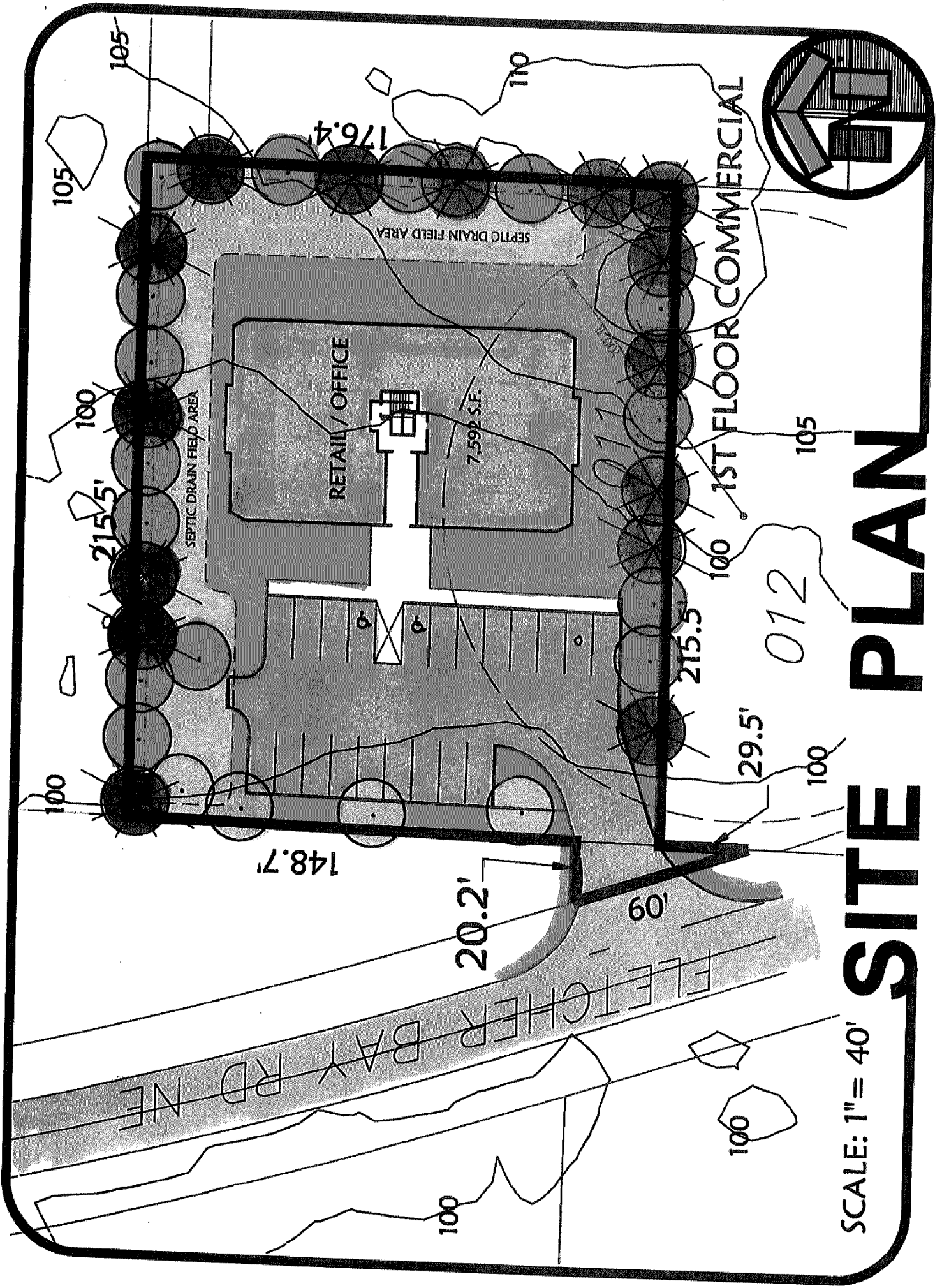
SCALE: 1" = 40'

SITE PLAN



2ND FLOR RESIDENTIAL

012



PARCEL 212502-3-011-2001

Tax Account No.

212502-3-011-2001

21252E

**A PORTION OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
BEGINNING AT THE 1/4 CORNER COMMON TO SECTION 20
& 21, THENCE RUNING SOUTH 0*38'19 EAST 353.75FT TO
THE POINT OF BEGINNING; THENCE CONTINUING SOUTH
176.375FT NORTH 88*52'30 EAST 215.49FT, THENCE
NORTH 0*38'19 WEST 176.375FT, THENCE SOUTH
88*52'30WEST 215.49FT TO THE POINT OF BEGINNING;**

**TOGETHER WITH THAT PORTION PER QUIT CLAIM DEED
RECORDED UNDER AUDITOR'S FILE NO. 200611090124.**

LEGAL DESCRIPTION

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
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7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for
amendment and pages of the plan, if applicable.

Proposed Policy amendments are found on pages 9 and 10 of the General Land Use section of the City's Land Use Element of the Comprehensive Plan. Also Neighborhood Service Center Policy NSC 1.3 found on page 24 is included in the Proposed amendments.

8. Provide proposed amendatory language.

P.10 – Policy LU 1.3 The Neighborhood Service Centers of Island Center, Rolling Bay, and Lynwood Center offer small-scale, commercial and service activity outside of Winslow. These Neighborhood Service Centers should be allowed to expand and develop at slightly higher densities to reinforce their roles as small scale, community centers. Such expansion may be approved by a plan amendment and subsequent rezone without a prior Special Area Planning Process if the amendment and rezone area is: 1. Involves less than one acre of area; 2. Abuts and NSC district boundary; 3. The location of the property would make for a logical extension of the commercial area, i.e. the Neighborhood Service Center Zone; and 4. The parcel or parcels involved is not or are not encumbered substantially by critical areas. (Text in red is the proposed amendment language to modify Policy LU 1.3).

P.24 – Policy NSC 1.3 Island Center – Island Center is designated as a Special Planning Area. The boundaries for Island Center are as shown on the Land Use Map. Any significant enlargement changes of to the boundaries should may be determined during the special planning process. Minor boundary changes, should not require a prior Special Area Planning Process if the following criteria are met: 1. the amendment and rezone area is Involves less than one acre of area; 2. the subjed property abuts and NSC district boundary; 3. The location of the property would make for a logical extension of the commercial area, i.e. the Neighborhood Service Center Zone; and 4. The parcel or parcels involved is not or are not encumbered substantially by critical areas. (Text in red is the proposed amendment language to modify Policy NSC 1.3).

Companion to these proposed policy amendments is the applicant's request to amend the Comprehensive Plan Map portion of the plan, by changing the boundary of the existing Neighborhood Service Center commercial classification south of New Brooklin Road. (SEE ATTACHED MAP EXHIBIT WITH THE PROPOSED

BOUNDARY CHANGE)

9. Explain the reasons behind this amendment proposal.

In an era when City resources are most constrained both in the context of declining Tax revenues and department staffing, there is a need for the City to rethink how its Comprehensive Plan is to be implemented. Back in 2004 there was reason to consider that the City had the ability to conduct such studies or plan update activities. The City set that goal for itself when it included Policies like General Land Use Policy LU 1.9, which outlines a "Special Planning Process and Neighborhood Service Center Policy 1.3 that seems to require such a process be undertaken for Island Center. Now with budget and staffing constraints those kind of work program tasks are not feasible except in the instance of a Growth Management Act (GMA) required periodic plan update. Even that activity may have to be accomplished under a "funds available" program.

Regarding the Special Planning Process for Island Center, it is noted that the City did start that process, but it was aborted for what appeared to be political reasons in 2003. Obviously, the City recognized a need to carry out that process back in 2002, but it was not completed and no such planning program took place in the 2004 plan update.. Even in 2007 before the effects of the current recession were yet experienced, both the City Planning Commission and City Council recognized a need to put the Special Planning Process for Island Center back on the work agenda for 2008 or 2009. However that work plan was never implemented. This fact now represents a penalty to citizens like the applicant who have waited as long as nineteen years for the City to re-examine the Island Center area.

The City has set for itself a goal to conduct a Special Planning Process for Island Center and other Neighborhood Service Centers on the Island. Because of budget considerations the City now cannot fulfill its responsibilities under the Comprehensive Plan. This fact represents a penalty to citizens like the applicant who has waited nearly nineteen years for the City to re-examine the Island Center area.

Every City has limitations of one kind or another, but those constraints should not penalize its citizens when the City cannot fulfill its obligations. There are good and sound reasons for making allowances for a "Special Planning Process" in the Comprehensive Plan, but if the City cannot conduct such processes for lack of budget or staffing, it is incumbent upon the City to change its plan provisions by either eliminating the plan provisions for this process or modifying it such that its citizens are allowed propose logical adjustments in boundaries or use allowances in the context of a "Site Specific Comprehensive Plan Amendment" process. The proposed amendments do just that.

A review of the proposed amendments may call into question the twenty-five percent allowance for expansion without the need to initiate a "Special Planning Process" to change the Comprehensive Plan in the Neighborhood Service Centers. There are two reasons for the twenty-five percent increase. Whether residential or commercial such an increase will not substantially change the character of existing neighborhood service centers. Also, such modest expansion will not require an additional population allocation for the neighborhood service centers.

Population allocations in the context of an island-wide city like Bainbridge are not site specific. Bainbridge Island receives a "lump sum" allocation via the Kitsap Regional Coordinating Council (KRCC). Even though it is a stipulated amount, it is not an upper limit that cannot be exceeded. Population allocations are "best guess" indicators of what could happen and drive land use allocations in that they are the minimum number of people that the City must plan to accommodate within a twenty-year period of time.

Even though there is a bridge that connects Bainbridge Island to the rest of Kitsap County, there is no gate with a lock on it that would slam shut once the population target numbers are reached. Also important to note is that the Growth Management Act (GMA) defines all cities as "Urban Areas." It is in urban areas that the majority of the projected population increase for a county such as Kitsap is to be accommodated. GMA really does not really provide for the instance of a City like Bainbridge Island that has substantial areas with "rural" character. The point being that the population allocation for Bainbridge Island is not an upper limit that cannot be exceeded (whether by a small or large amount) and in fact population increases can occur both in "Rural Bainbridge" as well as "Urban Winslow-Bainbridge" by virtue of the fact under GMA all of Bainbridge Island is a "City" or "Urban Area."

The foregoing statements do not preclude the elected officials for Bainbridge from adopting a plan to accommodate growth within it's boundaries in a staged manner. For example Bainbridge Island has a responsibility under GMA for what is known as "concurrency." What that means is the City has to allocate its resources to support the development that will house the expected population influx. That requirement dictates more than public opinion about where new development can best be accommodated.

The City of Bainbridge Island drafted its Comprehensive Plan indicating it will primarily focus growth to the Winslow area of the island and to a lesser degree to its neighborhood service centers like Island. Thus, any proposed adjustment to the boundary of a neighborhood service center is consistent with the intent and purpose of the Comprehensive Plan because it does not change the locations on the island where the City legislators have or will commit resources to accommodate new development.

Because of the "concurrency" requirements of GMA a key consideration for policy amendments and map change proposals as submitted by the applicant is an analysis of public utility service accommodations. According to Chris Munter, P.E., Bainbridge's Capital Programs Engineer, public water is available in the Island Neighborhood Service Center area to serve the additional 0.9 acres proposed for inclusion in the Neighborhood Service Center commercial area and there are no capacity limitations. However, before water service connection can be made to the site the "Water Service Area" boundary will have to be amended. Such amendment is not required as a prior condition of the proposed policy amendments or proposed map change.

Another component of a "concurrency" analysis is the requirement for sanitary sewer. The Comprehensive Plan does envision a sewer line extension along New Brooklyn Road to Island Center. This "capital improvement" was anticipated in the early to mid-1990s and carried forth in the 2004 Comprehensive Plan update; however the funding for the project has not been allocated and as it appears may not be for some time in the future.

Unanticipated by the planners and elected officials in the mid-1990s was the technological improvements in sewer treatment now available. Small "package treatment plants" utilizing "membrane technologies are now more feasible from a price perspective than long extensions of sewer lines. Also on-site septic waste disposal utilizing "drip system" technology offers developers and indeed units of government a more environmentally sensitive way to manage such waste than the traditional septic drain field. In consideration of water resource issues, either of the two systems mentioned above are preferable to centralized waste water treatment plants whose outfall is to Puget Sound.

Both technological alternatives for sewer treatment are State of Washington approved systems and also are approved for county wide application. The point being that the sanitary sewer connection as envisioned in the current Comprehensive Plan is not necessary as a prior condition for serving either the existing development at Island Center or an expanded area – especially as small as the proposed boundary change. Later the City can update the Comprehensive Plan to remove the dictates of sanitary sewer line extensions.

Traffic impacts are yet the final "concurrency" issue to be addressed. Of concern in traffic impact analysis is whether the proposed development will cause any significant deterioration in "level of service" accommodations given the existing road design conditions and improvements. If so, then such impacts have to be addressed by upgrading the existing road facility. Such upgrades may take the form of the installation of a traffic light, the addition of a left-turn lane, right-turn deceleration lanes, additional right-of-way acquisition or other improvements such as removing barriers to improve sight distance.

Most often this "concurrency" assessment is made at the time of a project application. In the context of a comprehensive plan it is possible to anticipate likely impacts and needed road improvements. These projected improvements are typically included in what is known as a "capital Improvements" work program (CIP). Such programs identify projected road system and transit needs for a six year period of time and pinpoint which improvements can be accomplished with projected revenues. CIPs, whether for roads or utility improvements, are included in Bainbridge Island's Comprehensive Plan.

Unlike the "concurrency" analysis made at the time of a project proposal, the focus of a CIP to be included in the Comprehensive Plan is system wide in scope. Whereas the applicant's proposed boundary change and subsequent site development proposal will have some sort of traffic impact on Fletcher Bay Road and the intersection of Fletcher Bay Road and New Brooklin Road, that impact due to the small increment of additional commercial area will not be of a threshold size to require an amendment to the CIP.

B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite

the goal or policy that supports the amendment): **General Land Use Goal 1 – "Ensure a development pattern that is true to the vision for Bainbridge Island by reducing the inappropriate conversion of undeveloped land into sprawling development."** The proposed changes in Policy LU 1.3 better implements this goal by virtue of the fact that expansion of existing zoned areas around Neighborhood Service Centers is incremental and logical and does not create a "checkerboard" pattern of growth as is commonly thought of as "sprawling development."

Neighborhood Service Centers Goal 1 – "Encourage the development of the Neighborhood Service Centers at Rolling Bay, Lynwood, and Island Centers, as designated on the Land Use Map, as areas with small-scale, Island-wide, commercial, mixed use and residential development outside Winslow." The proposed changes will in fact work to "encourage the development" of Island Center and in so doing will not materially change the "small-scale" character of this center. Like the other Neighborhood Service Centers mentioned in Goal 1, Island Center serves the whole island and is outside of the Winslow area.

Besides the Land Use goal, Bainbridge's Comprehensive Plan has Economic Element goals to be achieved over time to retain and enhance its local economy. In fact that is Goal 1. Supporting that goal are several policies, not the least of which is *Policy E 1.1* "The city should embrace diverse and innovative business opportunities compatible with the community and develop programs to make Bainbridge Island an attractive location for those businesses." The discussion text that follows this policy speaks of global conditions that can change over time and current economic circumstances that arise in an unexpected way. Then the text goes on to say: "While we cannot control global economic conditions we can support the local economy by providing policy direction and land use infrastructure to allow for and encourage robust economic activity."

In view of Bainbridge Island's diminished revenue state there is no better time than now to re-examine restrictive land use policy and seek means by which action can be taken to promote business growth and development. As previously discussed, the applicant's proposed amendments is one way of providing a "pressure relief valve" for an otherwise restrictive land use planning process that is overly dependent on staff and funding availability.

Besides Policy E 1.1, Retail and Service policies E 1.11 and E 1.12 are set forth on page 7 that directly relate to Neighborhood Service Centers. Policy 1.11 reads as follows: "*Neighborhood Service Centers should be developed at higher residential densities, as recommended in the Land Use Element, in order to attract a variety of small-scale retail and service providers.*" This particular policy as previously discussed support's the applicant's current proposal and the project envisioned by the applicant in 2006 / 2007 and in 2010. Of particular note in this current application is the discussion text found in association with this policy. It reads as follows: "Most businesses in the Neighborhood Service Centers (NSCs) currently serve Island-wide clientele. With higher residential densities in and around the NSCs, small-scale retail and service providers may be attracted to these centers."

Again, this text reinforces the kind of proposal the applicant made in 2006 / 2007, 2010 and the current 2015 amendment. The applicant has been waiting some 20+ years to proceed with development plans for his property. And reason would suggest that allowance should have been made a part of the 2004 Comprehensive Plan update or at the very least approved as part of the "Site Specific Plan Amendment process in 2006 / 2007 or 2010. Now with the proposed amendments to Land Use Policy LU 1.3 and Neighborhood Service Center Policy NSC 1.3 there is no excuse for the City to delay approval of the applicant's current proposal. It is noteworthy too, that the Planning Commission in its recommendation to the City Council in 2010 included virtually the same amendments to the proposed plan text and policies, i.e. L.U. 1.1.3 and NSC 1.3 Island Center, that are proposed in this 2015 Site Specific Plan Amendment request.

Policy E 1.12 gives even further impetus to approve the applicant's proposed amendments to the Comprehensive Plan. This policy states: "Promote and support a

'Buy it on Bainbridge' program." In 2006 / 2007 the applicant's proposal was for a "mixed-use" building with retail / office space to occupy the first floor and four residences to be placed on the second floor. There is allowance for "mixed-use" projects in the Zoning Ordinance within commercial zones like Neighborhood Service Center Zoning. The mere fact that a "mixed-use" building includes commercial space makes this policy applicable to such a project.

However, in the intervening years since the 2006 / 2007 proposal, the applicant has identified a retail product that is generally not available on the island. That means the residents have to go off island to purchase these items. While the applicant cannot at this date provide absolute assurance that his 2010 proposal will result in a physical tire store facility, that is his current plan and objective. If allowed to go forward with the plan amendment and subsequent change in zoning, the end result would benefit the residents of the whole island and allow the citizens to shop locally for a product not generally available on the island at this time.

Either of these two options would be a means for compliance with this policy.

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

This question is only applicable to plan amendment proposals that would radically change the provisions of the Comprehensive Plan. For example if Kitsap County were to propose a policy that would allow sewer service to be extended into rural classified areas and thereby facilitate the development of existing parcels that are smaller than five acre in size, that kind of amendment might be challenged as being inconsistent with GMA provisions for rural areas.

By contrast the same or similar policy if adopted by the City of Bainbridge Island would not be inconsistent with GMA provisions because by definition the City of Bainbridge Island is an "urban area." However one chooses to define "rural areas" and GMA gives little guidance to make that distinction; there is less equivocation about what is defined to be an "urban area" clearly, incorporated cities are "urban areas."

If there is one overriding principal of GMA beside the fact that population infill is to be managed with a "club" or by "mandate" rather than by "incentive," it is to "pack" and "stack" people in "urban" and "urban growth areas." City residents do not readily embrace that mandate just as those in rural areas often rebel against having their property rights taken away. Bainbridge Island residents are no different in how they deal with that GMA principal than those in greater Kitsap County who want flexibility in their own ability to make decisions about where they want to live and how.

The real issue here is not whether a proposed amendment is consistent with GMA because that is generally not the issue in a city adopted plan. Rather, is any given amendment proposal consistent with the basic tenants of the City's plan? For example since Bainbridge Island's plan says most new growth and development will be concentrated in and around Winslow, if an amendment was put forth that recommended the new center of focus for the Island would be in Rolling Bay, that would be a radical departure from the existing plan. Without much hesitation such a proposal would be judged inconsistent with the present plan. If by chance that was the "new vision" for the island then such plan change would have to be addressed in a "plan amendment" update.

By contrast an amendment that would foster a modest enlargement of an existing Neighborhood Service Center's boundary neither changes the premise of the adopted plan or calls for a modification to its goals and objectives. Neighborhood Service Centers have already been recognized with provisions in the plan to reinforce their viability.

All of the above said, there is nothing in the proposed policy changes by the applicant or in his proposed Comprehensive Plan Map change that rises to the level of a "significant" change in concept within the context of Bainbridge Island's Comprehensive Plan. Furthermore, by virtue of the fact that the existing Comprehensive Plan has been adopted and past (long past) the adoption challenge period, the plan is GMA compliant.

Within the context of Bainbridge Island's GMA compliant plan, areas with urban services like the Winslow are targeted to accommodate the greater proportion of the population allocation. The Neighborhood Service Centers, unlike Winslow do not necessarily have the full compliment of utility services, but they do have a pattern of development characterized as "urban" in the context of GMA and they do serve the entire island, especially in consideration of the commercial uses found in each center.

In this context the proposed change represents a modest expansion of an area the City has recognized as having Neighborhood Service Center status. Incremental expansion of existing neighborhood service centers is preferable under GMA to proposed projects that might promote development in areas without any or all of the services that define an "urban" area.

3. The relationship of the proposed amendment to other City codes and regulations: Under GMA there is a symbiotic relationship between a comprehensive plan classification and Zoning Ordinance (BIMC Title 18). That relationship is witnessed by no less an example than the fact that the plan classification and zone title bear the same name. Once a comprehensive plan designates property as a particular kind of residential, commercial or residential, GMA provisions necessitate that the

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subject properties be zoned or rezoned (if necessary) to implement the comprehensive plan.

In this instance the applicant's proposal calls for policy change and a simultaneous plan map change to allow the subject property to be classified Neighborhood Service Center. The companion rezone activity has been postponed until a later time. Even if the comprehensive plan map change were not a part of this proposal, the wording of the proposed policy amendments would permit later rezone activity.

Regarding the use allowances in the Neighborhood Service Center (NSC) Zone, nearly all of the Permitted Uses and most of the listed Conditional Uses could be accommodated on the applicant's property. Because a sanitary sewer has not yet been extended to this area, uses with a heavy water demand such as a restaurant would be excluded.

Besides the Zoning Ordinance there are only two other sets of regulations that are pertinent or potentially applicable to the applicant's proposal. The first is the need to amend the water service area boundary of Island Center. That boundary change was discussed in the response to question A.9 in this application form.

The other City ordinance with possible application to the applicant's property is the Environment Ordinance (BIMC Title 16) and its section 16.20 with provisions for Critical Areas. No critical areas have been identified on the applicant's property. Reportedly there is a small wetland on the adjoining property to the north (parcel 010 – see attached Vicinity Map).

While there is a possible wetland area on that site, it has not been categorized nor precisely located. Depending on its size, i.e. if it less than 1,000 square feet in area, there may be no reason map it or to even possibly consider it in the planning for the applicant's property. Also, should the wetland is mapped and classified, if it is an isolated wetland area with no connectivity to a larger wetland area it is thus possible it would be classified Category IV that needs only a 25 foot buffer for protection. Such a buffer would not impact adversely the applicant's property.

At this point and in consideration only of comprehensive plan policy amendments and a map change there is no reason to view the neighbor's possible wetland area as a factor relevant to this Site Specific Plan Amendment proposal.

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I hereby certify that I have read this application and know the same to be true and correct.

Andrew Cainion
*Signature of owner or authorized agent

June 19th, 2015
Date

Andrew Cainion
Please print name

William M. Palmer
*Signature of owner or authorized agent

June 19th, 2015
Date

William M. Palmer
Please print name

**If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized*

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County

Assessor's account number 212502-3-011-2001,

located at Island Center - Fletcher Bay Rd,

Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to

William M. Palmer, W.M. PALMER CONSULTANTS

to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please

check all items that apply): ☒ preapplication conference

☒ planning permits

☐ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf

for the above checked applications through (date or specific phase) _____.

Andrew Cimin 6/19/2015
Owner of record Date

Owner of record Date

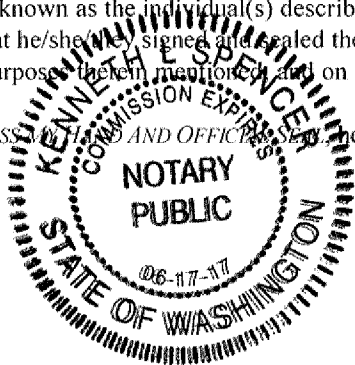
STATE OF WASHINGTON)
) SS.
COUNTY OF ~~KITSAP~~ Pierce)

On this 19th day of June, 20 15, before me, the undersigned, a Notary Public in and for the
State of Washington, duly commissioned and sworn, personally appeared:

Andrew Cimin

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to
me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses
and purpose therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year in this certificate above written.



[Signature]
Notary Public in and for the State of Washington

Residing at 69 Huber Wells Fargo

My appointment expires: 06/17/17

CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST

Bainbridge Island

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

JUN 25 2015

FOR STAFF USE ONLY

A. background [\[help\]](#)

Dept. of Planning &
Community Development

1. Name of proposed project, if applicable: [\[help\]](#)
CAINION - NSC - COMPREHENSIVE PLAN AMDMT.
2. Name of applicant: [\[help\]](#) **Andrew Cainion**
10506 - 122nd Avenue
Vancouver, Washington 98682
[971] 222-8683
3. Address and phone number of applicant and contact person: [\[help\]](#)
William M. Palmer, W.M. PALMER CONSULTANTS
P.O. Box 6, Port Orchard, Washington 98366
[360] 621-7237 or [253] 858-3644
4. Date checklist prepared: [\[help\]](#) **June 17, 2015**
5. Agency requesting checklist: [\[help\]](#) **City of Bainbridge Island**
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
At the conclusion of the 2015 - 2016 Comprehensive Plan update process
If the City does not rezone property in accordance to the Plan then individual
applicants will have to make application for a rezone and have that considered
by the City's Hearing Examiner.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
Yes, following approval of the proposed Comprehensive Plan Amendment, also
an application will be made for a rezone and project approval for either a
mixed-use project or a tire store on the property.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
A SEPA Checklist was prepared for a similar proposal and
Submitted to the City February 28, 2007 & on February 26, 2010

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

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9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None are pending at this time.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

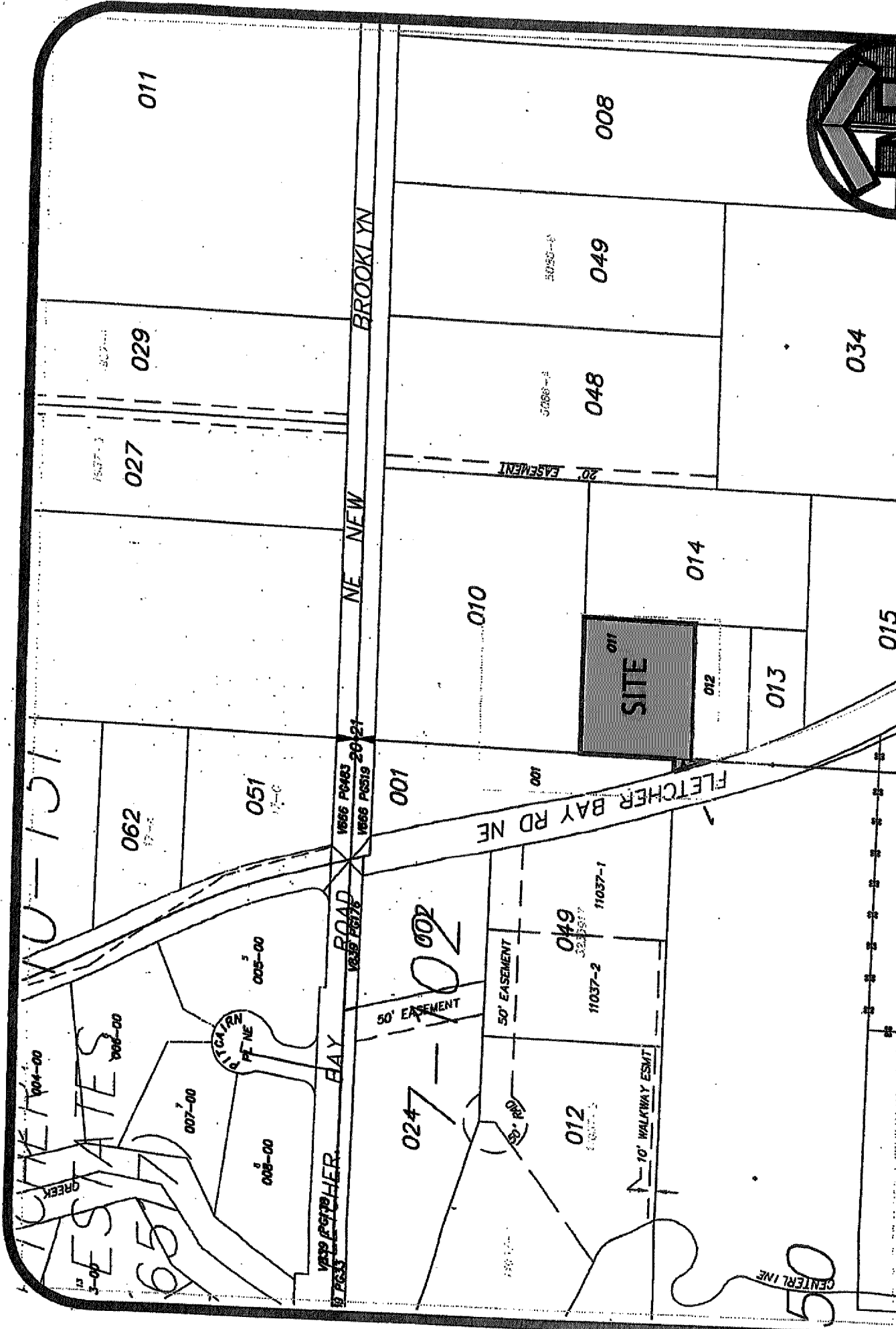
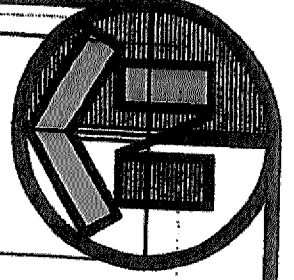
. Eventually a rezone from R. 0.4 to Neighborhood Service Center Zoning, Conditional Use Permit approval and a building permit. Also the Water Service Area Boundary to be amended at Island Center.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposal is to amend Land Use Policy LU 1.3 and Neighborhood Service Area Policy NSC 1.3 to allow expansion Of the Island Center boundary without the need for a "Special Area Planning Process." Also to amend the Plan Map in accordance with the proposed Policy changes.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Site lies on the east side of Fletcher Bay Road approximately 500 ft. south of the intersection of Fletcher Bay Road and New Brooklin Road. See Attached Vicinity Map and Legal Description.



SCALE: 1" = 200'

VICINITY MAP

3-010

4-001

SITE

3-011

0.88 AC.

3-014

3-012

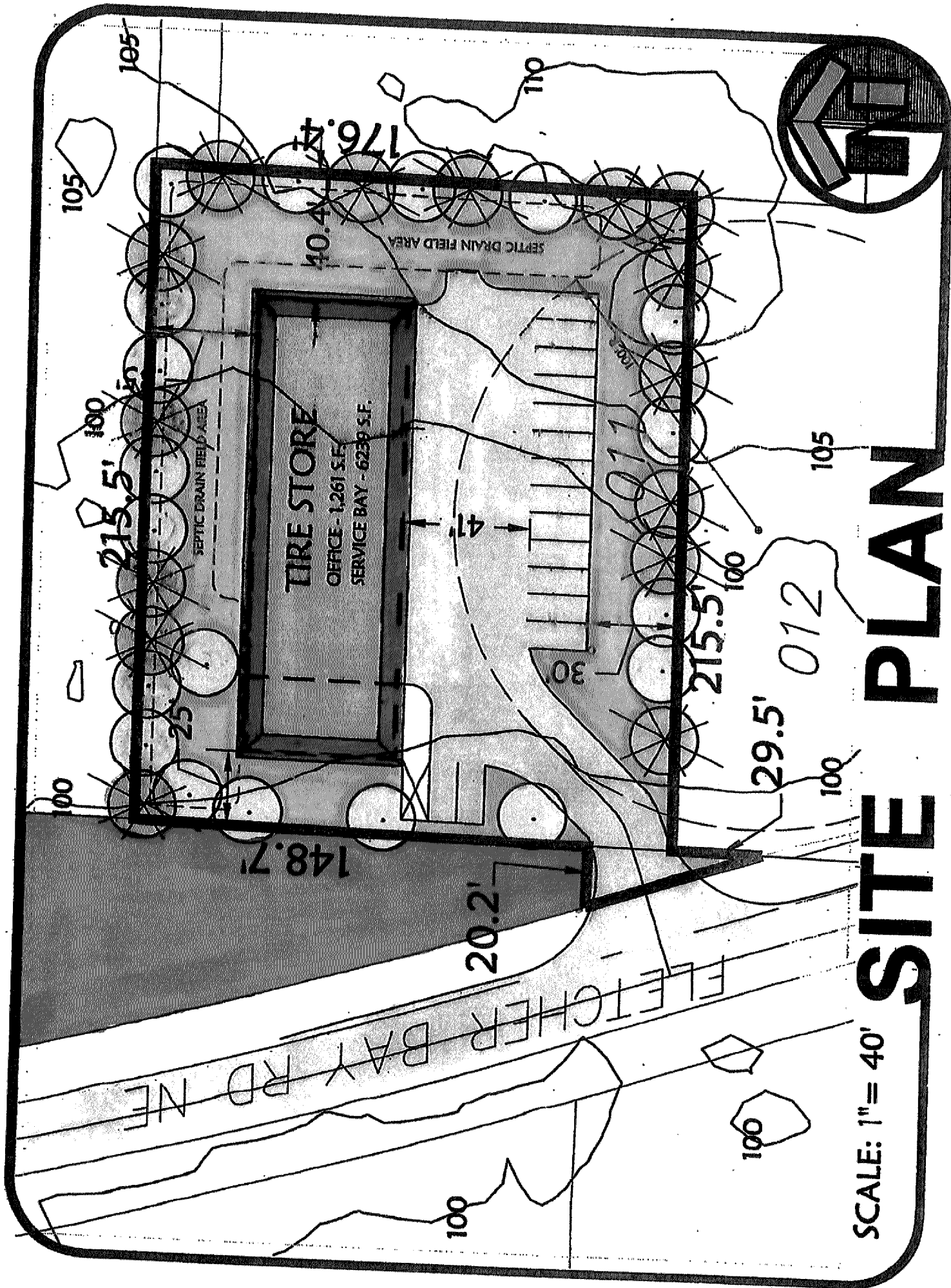
3-013

Image Landsat

NOT TO SCALE

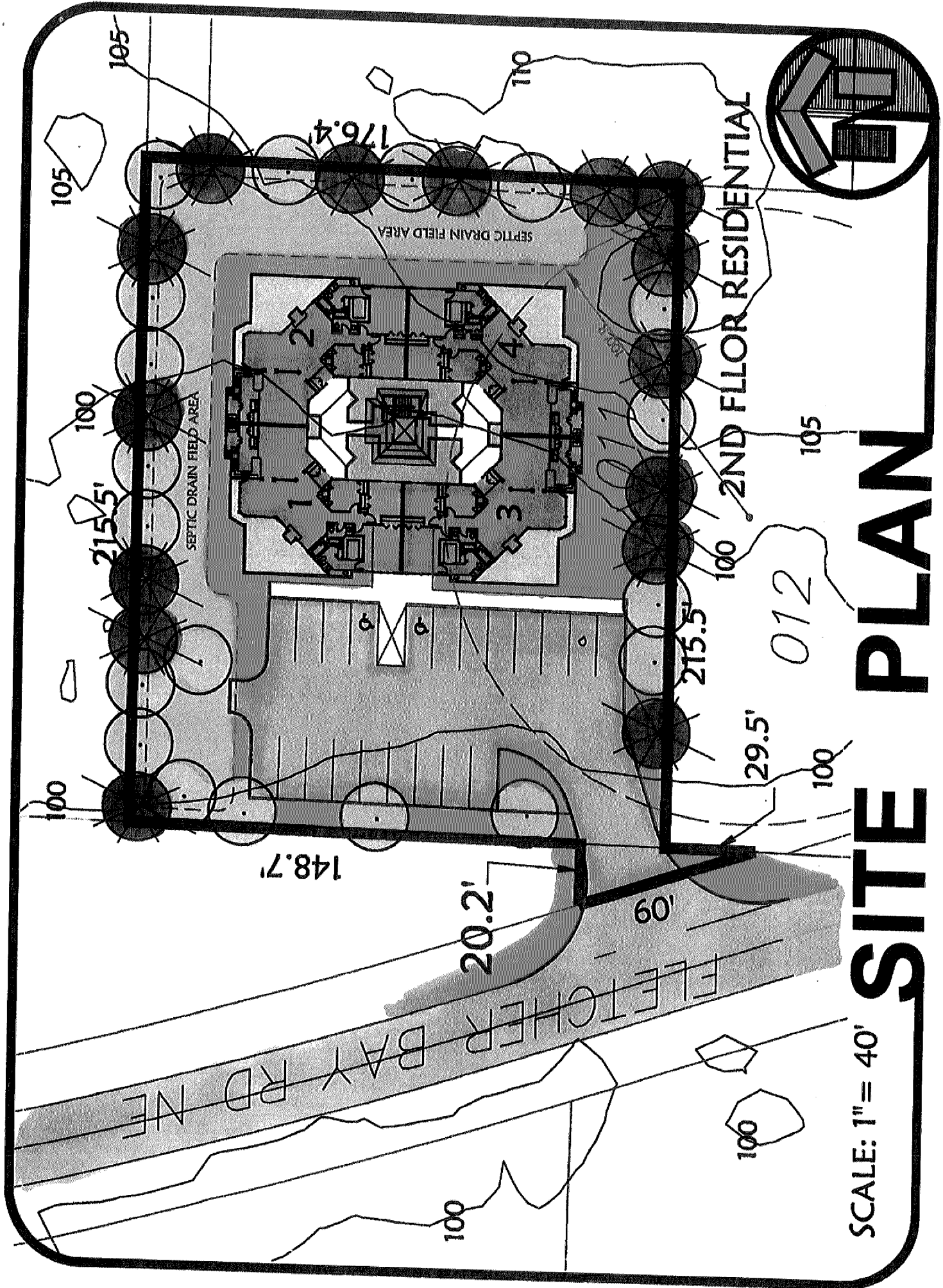
AERIAL VIEW





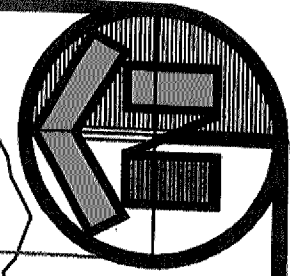
SCALE: 1" = 40'

SITE PLAN



SCALE: 1" = 40'

SITE PLAN



PARCEL 212502-3-011-2001

Tax Account No.

212502-3-011-2001		
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21252E

**A PORTION OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
BEGINNING AT THE 1/4 CORNER COMMON TO SECTION 20
& 21, THENCE RUNING SOUTH 0°38'19 EAST 353.75FT TO
THE POINT OF BEGINNING; THENCE CONTINUING SOUTH
176.375FT NORTH 88°52'30 EAST 215.49FT, THENCE
NORTH 0°38'19 WEST 176.375FT, THENCE SOUTH
88°52'30WEST 215.49FT TO THE POINT OF BEGINNING;**

**TOGETHER WITH THAT PORTION PER QUIT CLAIM DEED
RECORDED UNDER AUDITOR'S FILE NO. 200611090124.**

LEGAL DESCRIPTION

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous,

other _____

b. What is the steepest slope on the site (approximate percent slope)? [help]

Less than five (5) percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

The soils are Harstine Series – a Gravelly Sandy loam to a depth of approximately 32 inches below which is hard pan. No agricultural soils are found on the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

Eventually at the time of project development it may be necessary to move approx. 500 cubic yards of surface soil.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

Not Likely.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Building Coverage is equivalent to 18 - 25 Per Cent of Site Area. Driveway and parking areas add another 28 - 35 Per Cent thus, the total Impervious surfaces will likely fall into the 46 - 60 Per Cent range but may be slightly higher.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Compliance with the City's Storm Water Control and Grading Ordinance provisions.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Assuming the proposed plan policy amendments are approved development of the site for commercial purposes would allow vehicles to enter and leave the site with their emissions entering the atmosphere - a projected negligible amount.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Traffic moving along Fletcher Bay Road and to a lesser Extent on New Brooklyn Road.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None are proposed or appear warranted even in the instance of site development permitted by approval of the proposed Comprehensive Plan Amendments.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

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3. Water

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

NOT APPLICABLE.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No ground water will be withdrawn. Septic waste will be discharged into the ground when the site is developed.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

As envisioned by the applicant septic waste would be equivalent to one residential unit. If the proposal is for mixed-use, then the residential waste equivalent would be 5- 6 units.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Storm Water will be primarily from rainfall on the site with small portion of run-off coming into the site from the southeast corner. No quantities have been computed yet, but as much as possible storm water will be retained on site with some possibility water will be released into normal drainage channels ultimately flowing west to Port Orchard Bay and Puget Sound.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not likely, because storm water controls require the storm water to be treated before it is infiltrated into the site or leaves it.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

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- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Compliance with the City's storm water and grading control regulations.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

At the time of site development most of the interior trees, shrubs and ground cover.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None have been observed on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

At site development new tree, shrub and ground cover species will be introduced on the site. It is not known at this time which species will be selected.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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FOR STAFF USE ONLY

- e. List all noxious weeds and invasive species known to be on or near the site.

Noxious weed and invasive species of vegetation have not been inventoried.

5. Animals

- a. List any birds and other animals which have been observed, or are known to be on or near the site. Examples include: [\[help\]](#)

X birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other :

- b. List any threatened and endangered species known to be on or near the site.
[\[help\]](#)

None have been observed on or near the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

NO.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None are required at this time or appear likely to be required at the time of site development

- e. List any invasive animal species known to be on or near the site.

None have been observed on or near the site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Likely, electricity will be used for both lighting and heating.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

NO.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [help]

None at this time. Eventually, it will be necessary to comply with the provisions of the International Building Code and the Washington State Energy Code when a building is approved.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [help]

NO. The applicant has plans to restrict site uses to those that do not create hazardous waste, toxic chemicals or pose a fire hazard.

- 1) Describe any known or possible contamination at the site from present or past uses.

There is no known contamination of this site either past or present.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The site immediately west of the subject property does have some Contamination issues from underground fuel tanks that leaked and such Contamination has not been addressed for many, many years.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The applicant has plans to restrict site uses to those that do not create hazardous waste, toxic chemicals or pose a fire hazard.

- 4) Describe special emergency services that might be required.

None are anticipated.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None are required for the present proposal or likely will be Required at the time of site development.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Traffic noise from vehicles traveling on Fletcher Bay Road and from traffic traveling on New Brooklyn Road.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short term construction noise during the building phase. Long term from noise will be from vehicles circulating on the site and possibly from activities in a contemplated building.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None are required for the current proposal or will likely be required for the applicant's contemplated project.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The subject property is vacant.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

NO.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

NO.

- c. Describe any structures on the site. [\[help\]](#)

There are no structures on the site.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

NO.

- e. What is the current zoning classification of the site? [\[help\]](#)

Residential – R. 0.4

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Open Space Residential (OSR) 0.4 Dwelling Units Per Acre.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

NOT APPLICABLE.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

NO.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Potentially, 8 residents and 6 – 8 people working on the site

- j. Approximately how many people would the completed project displace? [\[help\]](#)

NONE.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

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k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None are required for the present proposal or in the instance of site development with a corresponding commercial use.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

**The proposed action is a comprehensive plan policy amendment
And map change to allow commercial development of the site.
If approved the compatibility issue is resolved.**

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None are required because there are no nearby agricultural and forest lands of long-term significance (per definitions found in the Growth Management Act.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

**None if site is developed entirely with a commercial use. If mixed-use
d Development is pursued, the potentially 4 – 5 units of middle income housing**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

NONE.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None are required for the current proposal or will likely be required for either of the applicant's contemplated projects.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Building height could be in the 30'- 35' range. Wood framed building anticipated.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

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b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None are required for the current proposal or will likely be required for either of the applicant's contemplated projects.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Eventually, exterior building lights and parking lot illumination in the evening times.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not likely.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

The commercial facility next door on the triangular parcel has light and glare associated with it, but does not adversely affect the subject property.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None are required for the current proposal or will likely be required for either of the applicant's contemplated projects.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Fletcher Bay a portion of Port Orchard Bay provides some recreational activities for boating and fishing.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

NO.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

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- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None are required for the current proposal or will likely be required for either of the applicant's contemplated projects.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

NO.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None have been found on or in the general vicinity of the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Should evidence of cultural or historic relics or resources be uncovered in the Site development process consultation will commence with either the appropriate State agency or if related to Indian use or culture, the Suquamish Tribe.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Given no known evidence of any such cultural or historic relics or resources On this site, there appears to be no need for any such measures or plans. See Also the response to Subsection c above.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
Fletcher Bay Road is a secondary arterial having a right-of-way width of sixty-feet. Access to Fletcher Bay Road will be taken about 500 feet south of New Brooklin Road. SEE VICINITY MAP

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

NO. The closest transit stop is at High School Road and SR - 305 about 2 miles east of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

At this time it is likely there will be at least nineteen (19) spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

NO.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

NO.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

**The expected range in ADT is between 50 – 85 vehicle trips.
PM volumes would be in the 5 – 10 trip range.**

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [help]

No measures are required for a comprehensive plan amendment or For a rezone. Traffic Impacts are best assessed at the time of Project development. Should the applicant be able to pursue his proposed project there may be some required road improvements . However due to the small scale of the property and likely uses to be developed on the site it is unlikely there will be any major impact control measures to be imposed on the proposed project.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

No. but the proposed facility envisioned by the applicant would add only an incremental demand for such services albeit small.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

None are proposed and based on the projected land use that would be possible by expanded commercial zoning at this location, it is unlikely that the demand for public services would increase to the point where reduction or control measures would be warranted.

16. Utilities

- a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

**The utilities needed for site development are those highlighted above.
Sanitary sewer is not required and with new septic system sewage disposal**

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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Technology available today, sanitary sewer man never be needed even if the proposed use of the site is replaced with another use.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Andrew Cainion

Name of signee ANDREW CAINION - Property Owner

Position and Agency/Organization NOT APPLICABLE

Date Submitted: June 19, 2015

CHECKLIST REVIEWED BY:

Project Manager, Department of Planning and Community Development

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed Plan amendments would allow for additional area in Neighborhood Service Centers to be developed more intensely or for Commercial uses. Added people, vehicles, and use activities will to some degree cause an increase in air emissions, storm water run-off, and noise there is no direct correlation with the release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Bainbridge Island together with state and federal agencies have regulations that are already designed to control, reduce or prevent such increases from creating an adverse impact on the environment. Such controls are implemented at the time of project development approval.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Site development that would be permitted by approval of the proposed Plan amendments – at Island Center would not likely affect fish or Marine life. Small animals like mice would be displaced and the existing plant life on the site would be altered and/or replaced.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

No special measures will be implemented, but once the proposed building has been erected new landscaping will be installed on approximately 55 – 60% of the site area. While that new landscaping may not protect or conserve plants, and

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small animals, it will provide visual relief in and around the building and parking areas. Birds will certainly use the newly planted trees and shrubs.

3. How would the proposal be likely to deplete energy or natural resources?

Every new project, whether it be a single-family dwelling or a commercial shopping center will consume both energy and natural resources of some kind. However such consumption is an incremental use of resources that may or may not, in and of itself, create and inordinate depletion of energy or natural resources. Because some energy and natural resources are renewable, only a comprehensive assessment of community energy and natural resource demands could establish the factors that determine what measures should be employed with each increment of development to maintain energy and natural resource balance. A study like that is beyond the level of this analysis and may only be warranted when there is an indication that necessary resources are indeed being depleted by the development of the island.

Proposed measures to protect or conserve energy and natural resources are:

Land uses allowed by comprehensive plan and zoning measures are often housed in buildings. The buildings are required to be constructed compliant with building and energy codes, which incorporate regulatory measures to conserve energy and natural resources. Recycling of waste materials is encouraged and as people are able to drive more fuel efficient vehicles there will be an overall savings in natural resource consumption. However, there are no specific measures proposed in this instance as the scale of development likely to result from approval of the proposed plan amendments is small.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed plan amendments in and of themselves will not affect environmentally critical areas. There are no such areas on or in the property most immediately affected by the proposed amendments. The City of Bainbridge Island has already put in place the plans, programs and regulations to address all of these issues. The proposed Plan amendments do not contravene any of the City's other ordinances and in fact those ordinances work in concert with the proposed Plan changes.

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Proposed measures to protect such resources or to avoid or reduce impacts are:

Bainbridge Island has already adopted then necessary regulations to protect the environment, to provide for parks, endangered species and the other mentioned resources. In the instance where there may not be a local ordinance, the City works with State or Federal agencies to minimize adverse impacts on these resources. Since there is nothing in this proposed action that represents a threat to environmental resources, there is no need to propose or discuss any such measure.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Shoreline uses are not impacted at all as there are no streams or water bodies on the site. Land uses will be affected in that the proposed policy and map amendments, if approved will bring about a small scale conversion of low density residential land to either a higher density residential use, an expansion of commercial uses and /or a combination of the two. Having made that point the proposed amendments are not inconsistent with Bainbridge Island's Comprehensive Plan. The issue is how the process of expansion of Neighborhood Service Centers will be pursued under the umbrella of the Plan and not an instance where the plan prohibits such expansion.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are proposed or appear to be required either as a result of the proposed Comprehensive Plan amendments or in the instance of site development that make take place after plan approval.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Assuming plan amendment approval, there will be an incremental increase in the amount of traffic handled by Fletcher Bay Road and New Brooklyn Road. The increase of 50 – 85 average daily trips (the best projection that can be made at this time) represents only a modest increase in traffic that is carried by that road. Since the road has a design capacity to carry in excess of 1,500 daily trips, there should be no deterioration in the level of service (LOS) experienced on either road.

Water service is available to the property that is a focal point of the proposed

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Plan amendments. There are no apparent capacity problems to be experience when service is provided to the site.

Sanitary sewer facilities are not required for site development. While there are plans to extend a sanitary sewer to the Island Center area, no action has been taken to make that happen in over fifteen years. With the new waste treatment / disposal technologies now available it is reasonable to expect that effective sewage treatment could be provided on-site or nearby that provides is more environmentally enhancing than sanitary sewers and centralized treatment.

Proposed measures to reduce or respond to such demand(s) are:

Based on an assessment of projected demands for transportation and utility services, there is not a need for implementation of measures to lessen demands on roads and utilities. At best the development to be allowed by the proposed Plan amendments is small scale and poses no threshold issues to suggest impact reducing measures might be necessary.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed Plan amendments appear to involve no substantive conflicts with any of Bainbridge Island's laws or those of the State and Federal government. See also the discussion contained in Number 4 found on pages 20 and 21 of this analysis.